



*Stephanie Rawlings-Blake*  
Mayor

## PLANNING COMMISSION

*Wilbur E. "Bill" Cunningham, Chairman*

### AGENDA

**September 2, 2010 – #1800**

**Working Session – 12:00 a.m. to 1:30 p.m.**

**Regular Session – 1:30 p.m.**



*Thomas J. Stosur*  
Director

**1. ROLL CALL**

**2. APPROVAL OF MINUTES**

**3. CITY COUNCIL BILL #10-0588/BALTIMORE CITY BOARD OF SCHOOL COMMISSIONERS SCHOOL SYSTEM REVENUE BONDS**

(Administration) For the purpose of approving the issuance by the Baltimore City Board of School Commissioners of the Baltimore City Public School System of its revenue bonds, designated "School System Revenue Bonds (Qualified School Construction Bonds)" and "School System Revenue Bonds (Refunding Bonds)", subject to certain conditions; requiring certain statements, disclosures and reports; and providing for a special effective date. (Citywide)

**4. FINAL SUBDIVISION AND DEVELOPMENT PLAN/700-726 SOUTH ANN STREET – MERCHANT POINT (First District)**

**5. CLOSING AIR-RIGHTS OF MADISON STREET AND FORREST STREET**

The Maryland Department of General Services, on behalf of the Maryland Department of Public Safety, has requested the Department of General Services to institute condemnation proceedings to close three air-rights parcels in the vicinity of Madison Street and Forrest Street. (Twelfth District)

**6. CITY COUNCIL BILL #10-0522/ REQUIRED PARKING FOR BICYCLES**

(Councilmembers - Mary Pat Clarke, Sharon Green Middleton, Warren Branch, Nicholas C. D'Adamo, Robert W. Curran, Bill Henry, Agnes Welch, Rochelle 'Rikki' Spector, Edward L. Reisinger, James B. Kraft)

For the purpose of requiring certain new or expanded structures, premises, and uses to provide bicycle parking that meets certain standards; defining and redefining certain terms; imposing certain penalties; allowing for the issuance of variances from bicycle parking requirements; providing for a special effective date; and generally relating to required parking spaces for bicycles. (Citywide)

**7. CITY COUNCIL BILL#10-0529/ CITY PROPERTY – NAMING THE FIRE STATION, LOCATED AT 5714 EASTERN AVENUE, THE KONSTANTINE PREVAS FIRE STATION**

(Councilmembers - Nicholas C. D'Adamo, President Young, Sharon Green Middleton, William H. Cole, IV, Warren Branch, James B. Kraft, Edward L. Reisinger, Agnes Welch, Belinda K. Conaway, Mary Pat Clarke, Carl Stokes, Robert W. Curran, Helen L. Holton, Rochelle 'Rikki' Spector)

For the purpose of naming the Fire Station, located at 5714 Eastern Avenue, the Konstantine Prevas Fire Station. (First District)

**8. CITY COUNCIL BILL 10-0585/SALE OF PROPERTY – 1536 NORTH CAROLINE STREET (Administration)**

For the purpose of authorizing the Mayor and City Council of Baltimore to sell, at either public or private sale, all its interest in certain property that is located at 1536 North Caroline Street (Block 1125, Lot 032) and is no longer needed for public use; and providing for a special effective date. (Twelfth District)

**9. CITY COUNCIL BILL 10-0592/ URBAN RENEWAL – OLDTOWN – AMENDMENT (Councilman Carl Stokes)**

For the purpose of amending the Urban Renewal Plan for Oldtown to allow a conditional use, upon approval by separate ordinance, on the property known as 533/535 Oldtown Mall; waiving certain content and procedural requirements; making the provisions of this Ordinance severable; providing for the application of this Ordinance in conjunction with certain other ordinances; and providing for a special effective date. (Twelfth District)

**CITY COUNCIL BILL 10-0487/ZONING – CONDITIONAL USE PAWNSHOP – 533/535 OLDTOWN MALL (Councilman Carl Stokes)**

For the purpose of permitting, subject to certain conditions, the establishment, maintenance, and operation of pawnshop on the property known as 533/535 Oldtown Mall. (Twelfth District)

**CONSENT AGENDA**

**10. FINAL DESIGN APPROVAL/BUS SHELTERS PART I -2010 (Eleventh and Twelfth District)**

**11. CITY COUNCIL BILL #10-0507/CITY PROPERTY – GRANT OF EASEMENT – PORTION OF 2201 WEST COLD SPRING LANE (Bernard C. “Jack” Young – Administration)**

For the purpose of authorizing the Mayor and City Council of Baltimore to grant a Perpetual Easement for Municipal Utilities and Services through the parcel of land known as a portion of 2201 West Cold Spring Lane (Block 3357E, Lot 9A), as shown on Plat R.W. 20-36315 and filed in the Office of the Department of General Services; and providing for a special effective date. (Sixth District)

**12. CITY COUNCIL BILL 10-0579/CITY STREETS – CLOSING – BRUCE STREET AND 2 10-FOOT ALLEYS LYING WITHIN THE PENN NORTH HOUSING AND COMMUNITY DEVELOPMENT PROJECT**

For the purpose of condemning and closing (1) Bruce Street, extending from Clifton Avenue, Southerly and Southeasterly 400.4 feet, more or less, (2) a 10-foot alley located on the west side of Bruce Street, distant 106.0 feet, more or less, southerly from Clifton Avenue, and extending westerly 52.0 feet, more or less, and (3) a 10-foot alley located on the east side of Bruce Street, distant 82.0 feet, more or less, southerly from Clifton Avenue, and extending easterly 35.0 feet, more or less, and lying within the Penn North Housing and Community Development Project, as shown on Plat 264-A-20A in the Office of the Department of General Services; and providing for a special effective date. (Seventh District)

**13. CITY COUNCIL BILL 10-0580/SALE OF PROPERTY – FORMER BEDS OF BRUCE STREET AND TWO TEN-FOOT ALLEYS LYING WITHIN THE PENN NORTH HOUSING AND COMMUNITY DEVELOPMENT PROJECT**

For the purpose of authorizing the Mayor and City Council of Baltimore to sell, at either public or private sale, all its interest in certain parcels of land known as the former beds of (1) Bruce Street, extending from Clifton Avenue, Southerly and Southeasterly 400.4 feet, more or less, (2) a ten-foot alley located on the west side of Bruce Street, distant 106.0 feet, more or less, southerly from Clifton Avenue, and extending westerly 52.0 feet, more or less, and (3) a ten-foot alley located on the east side of Bruce Street, distant 82.0 feet, more or less, southerly from Clifton Avenue, and extending easterly 35.0 feet, more or less, and lying within the Penn North Housing and Community Development Project and no longer needed for public use; and providing for a special effective date. (Seventh District)

**14. CITY COUNCIL BILL 10-0581/ CITY STREETS – CLOSING – NEWGATE AVENUE AND VAIL STREET**

For the purpose of condemning and closing (1) Newgate Avenue, extending from New Vail Street, Easterly 1,510.0 feet, more or less, to Vail Street, and (2) Vail Street, extending from Newgate Avenue, Northerly 825.0 feet, more or less, as shown on Plat 217-A-130 in the Office of the Department of General Services; and providing for a special effective date. (First District)

**15. CITY COUNCIL BILL 10-0582/SALE OF PROPERTY – FORMER BEDS OF NEWGATE AVENUE AND VAIL STREET**

For the purpose of authorizing the Mayor and City Council of Baltimore to sell, at either public or private sale, all its interest in certain parcels of land known as the former beds of (1) Newgate Avenue, extending from New Vail Street Easterly 1,150.0 feet, more or less, to Vail Street and (2) Vail Street, extending from Newgate Avenue Northerly 825.0 feet, more or less, and no longer needed for public use; and providing for a special effective date. (First District)

**16. CITY COUNCIL BILL 10-0584/FRANCHISE – STRUCTURAL PROJECTIONS OVER THE BED OF ASHLAND AVENUE**

For the purpose of granting a franchise to 929 N. Wolfe, LLC, to construct, use, and maintain a private structural projection over a portion of the bed of Ashland Avenue, subject to certain terms, conditions, and reservations; and providing for a special effective date. (Thirteenth District)

**17. CITY COUNCIL BILL 10-0586/SHARP LEADENHALL HISTORIC DISTRICT (Administration)**

For the purpose of designating the area located within certain boundaries as the Sharp Leadenhall Historic District.(Tenth District)

**18. CITY COUNCIL BILL 10-0587/BALTIMORE CITY LANDMARK LIST: PUBLIC INTERIORS - THE SENATOR THEATRE (Administration)**

For the purpose of designating the Senator Theatre, 5904 York Road, as a historical landmark: public interior. (Fourth District)

**19. REVISED FINAL DEVELOPMENT PLAN/3029 AND 3031 DILLON STREET TOWNHOUSE FORMERLY PART OF 1000 SOUTH ELLWOOD AVENUE**

On June 11 2009, the Planning Commission approved the Final Subdivision Plan and Final Development Plan for 1000 South Ellwood Avenue to consolidate and re- subdivide the property into four lots for the construction of three new town homes and the renovation of an existing church into a single family home. On April 15, 2010 the Planning Commission approved a Revised Development Plan for one of the lots (3027 Dillon Street) in order to provide a garage instead of a car port. The applicant wishes to provide garages at 3029 and 3031 Dillon Street. These changes do not adversely impact the overall development plan for the site, and are consistent with the Planning Commission’s initial approval of this action. (First District)

**20. CIP TRANSFERS**

This agenda was prepared on the assumption that all necessary materials have been made available in sufficient time for consideration by the Commission at this meeting. There are occasionally changes in this agenda when relevant materials have not been delivered to the Department on schedule. For any marked (\*\*) please call the Department at (410)396-8337 for current information.

If you require special accommodations to attend or participate in the Planning Commission hearing, please provide information about your requirements at least five business days in advance of this event. The building and hearing room are wheelchair accessible.

**The meeting will be held in the Phoebe B. Stanton Boardroom of the Department of Planning, located on the 8<sup>th</sup> floor of 417 East Fayette Street.**